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BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

February 14, 1974

BOARD OF APPEAL REFERRALS

1. Z-3011, H. Kapagiannisis, 41 Surrey Street, Brighton
2. Z-3015, M. Mulryan, 14 Marion Street, Roslindale
3. Z-3016, Shodis Realty Trust, 24A Westford Street, Brighton *as amended*
4. Z-3018, J. Filandrianos, 602-608B Washington Street, Boston
5. Z-3019-3020, Peter Bent Brigham Hospital, 706-710 & 712 Huntington Avenue, Roxbury
6. Z-3025, J. Kerwin, 1208 Morton Street, Dorchester
7. Z-3033, M. LoVuolo, 703 Truman Highway, Hyde Park
8. Z-3044, Circle Venture Capital Fund, Inc., 84 Warren Street, Roxbury

MEMORANDUM

February 14, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Board of Appeal Referrals 2/14/74

Hearing Date: 2/26

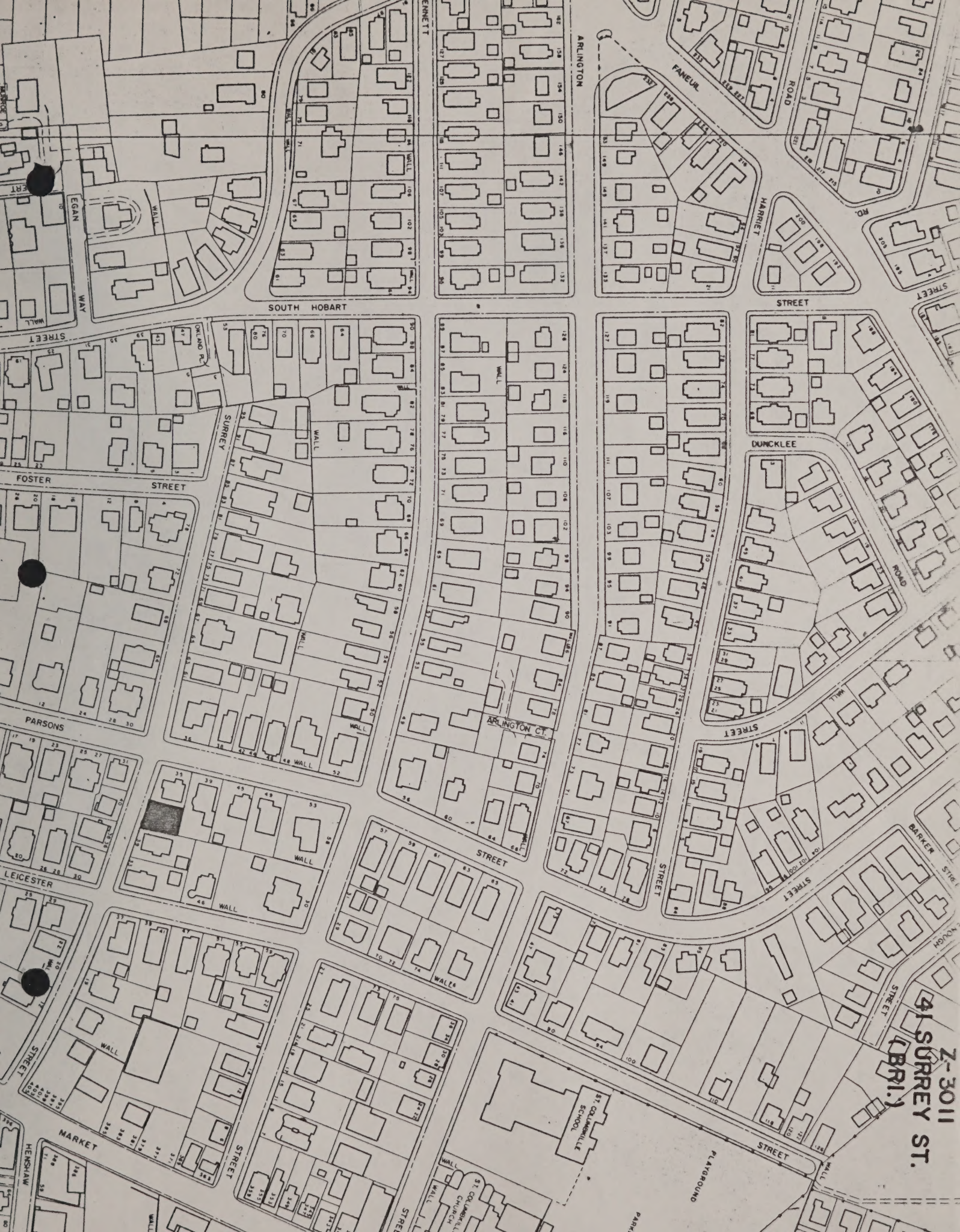
Petition No. Z-3011
Hercules Kapagiannisis
41 Surrey Street, Brighton

Petitioner seeks a forbidden use and two variances for a change of occupancy from a one family dwelling to a two family dwelling in a residential (R-.5) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and off street parking is forbidden in an R-.5 district.		
Section 14-2. Lot area for additional unit is insufficient.	1500 sf/du	0
Section 23-1. Off street parking is insufficient.	1 space	0

The property, located on Surrey Street near the intersection of Parsons Street, contains a 2½ story frame structure. Proposed occupancy would be consistent with other properties in the neighborhood.
Recommend approval.

VOTED: That in connection with Petition No. Z-3011, brought by Hercules Kapagiannisis, 41 Surrey Street, Brighton, for a forbidden use and two variances for a change of occupancy from a one family dwelling to a two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposed occupancy would be consistent with other properties in the neighborhood.



Z-3011
41 SURREY ST.
(BR11)

Board of Appeal Referrals 2/14/74

Hearing Date: 2/26

Petition No. Z-3015
Margaret P. Mulryan
14 Marion Street
Roslindale

Petitioner seeks a variance to erect a two family dwelling in a residential (R-.5) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	3,000 sf/du	0

The property, located on Marion Street near the intersection of Florence Street, contains 5,000 square feet of vacant land. Neighborhood is one and two family in character. Off street parking would be provided.
Recommend approval.

VOTED: That in connection with Petition No. Z-3015, brought by Margaret P. Mulryan, 15 Marion Street, Roslindale, for a variance to erect a two family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Neighborhood is one and two family in character. Off street parking would be provided.

Z-3015
14 MARION ST.
(ROS.)



Board of Appeal Referrals 2/14/74

Hearing Date: 3/5

Petition No. Z-3016
 Shodis Realty Trust
 Harold Shoher
 24A Westford Street, Brighton

Petitioner seeks nine variances to erect a three-story six-unit apartment structure in a residential (R-.8) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 10-1. Parking not allowed in front yard nor within five feet of side lot line.		
Section 14-1. Lot area is insufficient.	5000 sf/du	4210 sf
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500sf/du	0
Section 14-3. Lot width is insufficient.	50 ft.	44 ft.
Section 14-4. Street frontage is insufficient.	50 ft.	44 ft.
Section 15-1. Floor area is excessive.	.8	.9
Section 17-1. Open space is insufficient.	800 sf/du	457sf/du
Section 19-1. Side yard is insufficient.	10 ft.	5 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	4 ft.

The property, located on Westford Street near the intersection of Raymond Street, contains 4210 square feet of vacant land. Apartment use would improve the neighborhood. However, because of the small lot, front yard parking and open space deficiency, the staff recommends that the density be reduced to three units and plans submitted for design review. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-3016, brought by Shodis Realty Trust, 24A Westford Street, Brighton, for nine variances to erect a three-story, six-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided that the density be reduced to three units and plans be submitted for design review.

Amended to read:

That in connection with Petition No. Z-3016, brought by Shodis Realty Trust, 24A Westford St. Brighton, for nine variances to erect a three-story, six-unit apartment structure in a residential (R-.8) district, the BRA recommends that the petition be disapproved unless the petitioner agrees that he will construct no more than three units.



Z-3016
24A WESTFORD ST.
(BRI.)

DAVID L. BARRETT
SPECIAL SCHOOL

Board of Appeal Referrals 2/14/74

Hearing Date: 3/5

Petition No. Z-3018
James Filandrianos
602-608B Washington Street
Boston

Petitioner seeks a conditional use and a variance to erect a one story addition to a gas service station in a local business (L-.5) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A gas service station is conditional in an L-.5 district.		
Section 20-1. Rear yard is insufficient.	20 ft.	3 ft.

The property, located on Washington Street at the intersection of Breck Avenue, contains a one-story masonry structure. Expansion would be utilized as a registry inspection bay. Recommend approval with service station guideline proviso.

VOTED: That in connection with Petition No. Z-3018, brought by James Filandrianos, 602-608 Washington Street, Brighton, for a conditional use and a variance to erect a one-story addition to a gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided that the facility conforms with the Board of Appeal guidelines for gas service stations.



Z-3018
602-6088 WASHINGTON ST.
(BRI.)

Board of Appeal Referrals 2/14/74

Hearing Date: 3/5/74

Petition Nos. Z-3019-3020
Peter Bent Brigham Hospital
706-710 & 712 Huntington Avenue
Roxbury

Petitioner seeks four conditional uses and two variances for a change of occupancy from dormitory, classroom and store to dormitory, hospital accounting and business offices and hospital accessory uses in a general business (B-1) district. Proposal violates the code as follows:

Reqd. Prop.

706-710 Huntington Ave.

Section 8-6. A change in a pre-existing conditional use requires a Board of Appeal hearing.

Section 8-7. An ancillary use is conditional in a B-1 district.

712 Huntington Ave.

Section 8-7. A dormitory is conditional in a B-1 district.

Section 8-7. An ancillary use is conditional in a B-1 district.

706-710 & 712 Huntington Ave.

Section 23-3. Off street parking is insufficient. 46 spaces 0

Property, located on Huntington Avenue at Brigham Circle Property, located on Huntington Avenue near the intersection of Tremont Street at Brigham Circle, contains a four story masonry structure. Off street parking proposal is unacceptable. Use of hospital lot on Francis Street would only be a temporary solution; Affiliated Hospitals Center has proposed to build on the site in the near future. Alternative parking along the Southwest Corridor, requiring shuttle bus, would also be undesirable, impractical and would further intensify existing acute traffic conditions. Community has indicated significant opposition to institutional expansion east of Huntington Avenue. Recommend denial.

VOTED: That in connection with Petitions Nos. Z-3019-3020, brought by Peter Bent Brigham Hospital, 706-710 & 712 Huntington Avenue, Roxbury, for four conditional uses and two variances for a change of occupancy from dormitory, classroom and store to dormitory, hospital accounting and business offices and hospital accessory uses in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Off street parking proposal is unacceptable. Use of hospital lot on Francis Street would only be a temporary solution; Affiliated Hospitals Center has proposed to build on the site in the near future. Alternative parking along the Southwest Corridor, requires shuttle bus, would also be undesirable, impractical and would further intensify existing acute traffic conditions. Community has indicated significant opposition to institutional expansion east of Huntington Avenue.

Z-3019-20

706-712 HUNTINGTON AVE.
(ROX.)



Board of Appeal Referrals 2/14/74

Hearing Date: 3/12

Petition No. Z-3025

James B. Kerwin, Trustee

1208 Morton Street, Dorchester

Petitioner seeks a forbidden use and six variances to legalize a three family occupancy in a residential (R-.5) district. Proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in an R-.5 district.		
Section 10-1. Parking not allowed within five feet of side lot line.		
Section 14-1. Lot area is insufficient	2 acres	5395 sf
Section 14-3. Lot width is insufficient	200 ft.	45 ft.
Section 14-4. Street frontage is insufficient	200 ft.	48 ft.
Section 16-1. Height of building is excessive	2 stories	3 stories
Section 17-1. Open space is insufficient	1000 sf/du	842 sf/du

The property, located on Morton Street near the intersection of Washington Street, contains a three story frame structure. Conversion would establish an unwanted precedent and would be contrary to the predominant one and two family character of the neighborhood.

Recommend denial.

VOTED: That in connection with Petition No. Z-3025, brought by James B. Kerwin, Trustee, 1208 Morton Street, Dorchester, for a forbidden use and six variances to legalize a three family occupancy in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Conversion would establish an unwanted precedent and would be contrary to the predominant one and two family character of the neighborhood.

Z-3025
1208 MORTON ST.
(DOR.)

WM. GARY WALSH
PLAYGROUND



Board of Appeal Referrals 2/14/74

Hearing Date: 2/26/74

Petition No. Z-3033
Maurice M. Lo Vuolo
703 Truman Highway, Hyde Park

Petitioner seeks a forbidden use to erect a one-story auto repair garage in a single family (S-.5) district. Proposal violates the code as follows:

Section 8-7. A repair shop garage is forbidden in an S-.5 district.

Property, located on Truman Highway near the intersection of Fairmount Avenue, contains 15,560 square feet of vacant land. Proposed facility, allowed only in manufacturing and industrial districts, would have a blighting affect on this residential-local business neighborhood.
Recommend denial.

VOTED: That in connection with Petition No. Z-3033, brought by Maurice M. Lo Vuolo, 703 Truman Highway, Hyde Park, for a forbidden use to erect a one story auto repair garage in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed facility, allowed only in manufacturing and industrial districts, would have a blighting affect on this residential-local business neighborhood.

Z-3033

703 TRUMAN HIGHWAY
(H.P.)



Board of Appeal Referrals 2/14/74

Hearing Date: 3/26

Petition No. Z-3044
Circle Venture Capital Fund, Inc.
Charles H. Turner
84 Warren Street, Roxbury

Petitioner seeks a variance to erect a two story office building in an apartment (H-1) district and a general business (B-2) district. Proposal violates the Code as follows:

Section 10-1. Parking is not allowed in front yard.

The Property, located at the intersection of Warren Street and Warren Place in the Model Cities area, contains approximately 18,000 square feet of land. Parking facilities for 27 cars would be provided. Violation would not have a significant effect on the area. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-3044, brought by Circle Venture Capital Fund, Inc., 84 Warren Street, Roxbury, in the Model Cities area, for a variance to erect a two story office building in an apartment (H-1) and general business (B-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted for design review.

Z-3044
84 WARREN ST
(ROX)



